

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
June 24th, 2015**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

**ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD
PRIOR TO ITEM BEING HEARD**

**A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE
ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM.
EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.**

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of June 10th, 2015 as submitted.

**ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE
SPEAKING BEFORE THE BOARD ON ANY ITEM.**

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT.

SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

**THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE
FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY
COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY AUGUST 25, 2015:**

3. **Final Decision** to allow the existing distance between main residence and accessory building to 9.90' (20' required) and side setback to 4.75' (10 required). Property located at 1143 West 23 Street, Hialeah, zoned R-3 (Multiple Family District)

Applicant: Roman Ravelo

TABLED ITEM FROM JUNE 10th 2015

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, AUGUST 11, 2015:

4. **Variance** permit to allow 14 parking spaces (27 required) and allow the following setbacks: Front of 15.2' (20' required) and rear of 0' (15' required). Property located at 1091 W Okeechobee Rd. Hialeah, zoned C-3 (Liberal Retail Commercial).

Applicant: F. Freddy Albiza & Maria Albiza

TABLED ITEM FROM JUNE 10TH 2015

5. **Rezoning** each lot from R-1 (One Family District) to R-2 (One and Two Family Residential District) and consider a variance permit to allow one duplex on each substandard lot, each having a width of 40', more or less, (75' required), total area of 5,160 square feet, more or less, (7,500 SF required) and rear setback of 20' (25' required). Property located at 925 East 24 Street, Hialeah.

Applicant: Horsebit Acquisitions

6. **Repeal and rescind** Ordinance No. 94-22, passed and adopted 3-22-94, allowing 14 parking spaces where 20 parking spaces are required and consider granting a variance permit to allow 8 parking spaces to back-out into the street (only allowed in low density residential districts). Property located at 145 East 49 Street, Hialeah, zoned B-1 (Highly Restricted Retail District) and variance pursuant to Ord. No. 94-22, 3-22-94.

Applicant: Francisco Dieguez, Jr.

7. **Variance** permit to allow one LED reader board display pylon sign, facing West 20 Avenue, on property located outside the LED geographic area (only allowed within specific geographic area), with a height of 38' (maximum 35' allowed) and a sign area of 240 square feet (maximum of 120 square feet allowed), and having a minimum distance of 300' required from properties zoned residential (minimum of 300' required from residential districts). Property located at 5301 West 20 Avenue, Hialeah, zoned C-2 (Liberal Retail Commercial).

Applicant: Ceasar Mestre Jr, Esq.

8. **Variance** permit to allow 11 parking spaces, backing-out into the street, West 25 Street, (18 parking spaces required), (back-out parking only allowed in low density residential districts), and waive all of The City of Hialeah Landscape Manual requirements (minimum of 10%-12% required). Property located at 791 West 25 Street, Hialeah, zoned M-1 (Industrial District).

Applicant: Diana Herrera/ Embrace Balance LLC

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

9. Old Business.

10. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.